

Message Text

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PAGE 01 STATE 113232
ORIGIN FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 SY-05 /019 R

DRAFTED BY A/FBO:PWSTANGE:VM
APPROVED BY A/FBO:WLSLAYTON
EUR/EX:EBOROUGH (SUBS)
SY/FO:AHANREHAN (SUBS)

-----014096 040314Z /13

P R 040007Z MAY 78
FM SECSTATE WASHDC
TO AMEMBASSY LISBON PRIORITY
INFO AMCONSUL FRANKFURT

C O N F I D E N T I A L STATE 113232

FRANKFURT FOR RSS/RTC

E.O. 11652: GDS

TAGS: ABLD, ASEC

SUBJECT: NEW CHANCERY BUILDING

REFS: (A) LISBON 2979; (B) TELECON BASKEY/STANGE APRIL 28;
(C) LISBON 1100

1. NOTED EMBASSY NOW BELIEVES IT WOULD BE PREFERABLE TO PURCHASE A LOT IN PRACA DE ESPANHA OFFERED BY CAMARA MUNICIPAL AND TO CONSTRUCT OUR OWN BUILDING PROVIDED OCCUPANCY COULD BE ASSURED BY 1982, BUT THAT DELAY BEYOND THAT DATE WOULD BE UNACCEPTABLE.

2. SINCE THE LOT OFFERED AT PRACA DE ESPANHA IS REPORTED TO BE 5,000 SQUARE METERS (53,820 SQUARE FEET) IT APPEARS TO BE OF SUFFICIENT SIZE FOR OUR PURPOSES. HOWEVER, ACCEPTABILITY OF THE LOT WOULD HAVE TO TAKE OTHER FACTORS
CONFIDENTIAL

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PAGE 02 STATE 113232

INTO CONSIDERATION INCLUDING THE EXACT LOCATION, CONFIGURATION AND TOPOGRAPHY. ASSUMING THE SITE IS ACCEPTABLE, IT COULD BE ACQUIRED THIS FISCAL YEAR FROM THE FUNDS AVAILABLE FOR A NEW CHANCERY.

3. PROVIDED COSTS FOR THE ACQUISITION OF THE LOT AND FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING COULD ALL BE

FUNDED WITHIN THE TOTAL AMOUNT ALREADY AUTHORIZED BY THE

CONGRESS, IT WOULD NOT BE NECESSARY TO SEEK CONGRESSIONAL APPROVAL FOR THE CHANGE. IN THIS EVENT IT WOULD BE POSSIBLE TO START THE DESIGN IN FY 1978 AND CONSTRUCTION IN FY 1980 FROM THE AMOUNT AVAILABLE. HOWEVER, IF THE COSTS SIGNIFICANTLY EXCEED THE AMOUNT PREVIOUSLY AUTHORIZED, IT WOULD BE NECESSARY TO SEEK NEW CONGRESSIONAL APPROVAL AND FUNDING.

4. BECAUSE OF REPROGRAMMING BASED ON THE ORIGINAL OFFER FOR THE ENGIL PROPERTY AND ADJOINING LOTS, THERE IS CURRENTLY DOLS. 6,145,000 REMAINING FOR A NEW CHANCERY IN THE FBO FY 1978 FINANCIAL PLAN. SINCE THE LOT AT PRACA DE ESPANHA IS PRICED AT DOLS. 1,250,000, THERE WOULD ONLY BE A BALANCE OF DOLS. 4,895,000 FOR DESIGN, PREPARATION OF THE SITE AND CONSTRUCTION. ANY SIGNIFICANT INCREASE IN COSTS WITHIN THE APPROVED CONGRESSIONAL CEILING THAT COULD NOT BE ABSORBED BY ADDITIONAL REPROGRAMMING WITHIN AVAILABLE FUNDS OR FROM PROCEEDS OF SALE, WOULD ALSO REQUIRE CONGRESSIONAL APPROVAL AND FUNDING.

5. BASED ON FBO CONSTRUCTION NORMS, ASSUMING DESIGN COULD START IN FY 1978 AND CONSTRUCTION IN FY 1980 A BUILDING OF ABOUT 92,000 GROSS SQ. FT. WOULD COST ABOUT DOLS. 9,600,000 TO DESIGN BY AN AMERICAN ARCHITECT AND TO CONFIDENTIAL

CONFIDENTIAL

PAGE 03 STATE 113232

CONSTRUCT. ANY DELAYS IN CONSTRUCTION WOULD OF COURSE RESULT IN HIGHER COSTS FROM INFLATION. SINCE THE COST OF THE PROPOSED SITE IS DOLS. 1,250,000, THE TOTAL COST WOULD BE ABOUT DOLS. 10,850,000. THIS AMOUNT FAR EXCEEDS THE EXISTING CONGRESSIONAL CEILING OF DOLS. 8,400,000 OR THE AVAILABLE FUNDS.

6. THE EARLIEST DATE NEW CONGRESSIONAL APPROVAL AND FUNDING COULD BE SOUGHT IS FY 1980 FOR DESIGN AND 1982 FOR CONSTRUCTION.

7. UNDER THE CIRCUMSTANCES, IN ORDER TO MEET THE EMBASSY'S TARGET OF OCCUPANCY OF A NEW CHANCERY BY 1982, IT WOULD BE NECESSARY AND LESS EXPENSIVE TO ACQUIRE THE ENGIL PROPERTY OR ANOTHER BUILDING.

8. THE EMBASSY SHOULD ACCORDINGLY CONTINUE NEGOTIATIONS FOR THE ENGIL PROPERTY TO REDUCE THE ACQUISITION COST. SINCE THE TWO ADJOINING LOTS WHILE HIGHLY DESIRABLE DO NOT APPEAR ESSENTIAL, THEY CAN BE DROPPED FROM CONSIDERATION AT THE PRICE OFFERED. ONE OR BOTH OF THE LOTS COULD BE CONSIDERED AT THEIR APPRAISED VALUES. HOWEVER, THE EMBASSY

SHOULD ALSO HOLD THE OPTIONS ON THE TWO ALTERNATIVE

BUILDINGS PREVIOUSLY REPORTED.

9. IN ORDER TO ASSIST THE EMBASSY AND TO RE-EXAMINE THE
ALTERNATIVES, AN FBO TEAM WILL BE SCHEDULED TO VISIT
LISBON AS SOON AS POSSIBLE. WILL ADVISE NAMES OF MEMBERS
AND ETA WHEN FIRM. CHRISTOPHER

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NNN

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